

UTILITIES COMMISSION

June 13, 2006

7:30 p.m.

The Stafford County Utilities Commission met for its regular meeting on June 13, 2006, in the Activities Room in the Stafford County Administration Center. Commission members present were Joyce Arndt, Richard Carroll, Lloyd Chittum, Juan Chaves, Bob Hunt, Gene Mayausky, and Patricia Kurpiel. Bob Bos, Dale Allen, Nancy Collins, and Cheryl Giles were present for the Utilities Department.

2. **Public Presentations** – There were no public presentations.

3. **Approval of Minutes** – Minutes for the May 9, 2006 meeting were approved as written.

4. **Drainfields Standards** – Dale Allen reported on the proposed drainfields ordinances O06-53, O06-23, and O06-02. Dale reported that the following changes have been added to O06-53. In paragraph (e) the following sentences have been added: In all cases there shall be a reserve drainfield area that is equal to the primary drainfield capacity and shall be no less than 2,500 square feet. This percentage is based on absorption capacity and land area. Paragraph (h) has also been added to clarify that these standards are in addition to the standards contained in Chapter 25, Section 165 of the County Code regulating utilities.

Dale reported that paragraphs (a) and (b) have been added to the ordinance upon suggestion by Karl Rudolph of the Health Department.

Juan Chaves had concerns that gardens could be included as a type of “land disturbance” referred to in paragraph (b)(4).

Dale reported the following changes and additions for O06-53. In paragraph (c), on all lots recorded prior to August 19, 1997, was added. Paragraph (3), paragraph (d)(1) and (d)(2) were added.

After some discussion, Patricia Kurpiel made a motion to hold a joint public hearing with the Planning Commission on August 2, 2006 for the purpose of considering public input for ordinances O06-23, O06-53, and O06-02 and that the August 2, 2006 meeting would replace the August 8th Utilities Commission meeting. The motion was seconded by Joyce Arndt and passed with a 7-0 vote.

5. **Pump and Haul Request** – Dale Allen reported that approval from the Utilities Commission for the replacement of the house located at 11 Mallord Road has been requested. Dale stated that a letter from the resident’s daughter and from Dominion Soil Science, Inc. had been received explaining the request for pump and haul and replacement and replacement of the house. A letter from the Virginia Health Department has also been received.

Richard Carroll inquired as to why two of the supervisors opposed a previous pump and haul request. Bob explained that he would research for the information and report findings at the next meeting.

After some discussion, Joyce Arndt made a motion to table the discussion until the next meeting and until additional research could be obtained. The motion was seconded by Patricia Kurpiel and passed with a 7-0 vote.

6. Sewer Extension Project Request – Dale Allen reported that 9 homeowners along Sanford Drive have petitioned the County to extend public sewer on Sanford Drive. The proposed project would connect to an existing interceptor sewer along England Run in Celebrate Virginia. Dale highlighted three evaluation criteria for Neighborhood Projects. Dale also explained that staff recommends approval of the project.

Patricia Kurpiel inquired as to how many Neighborhood Projects are presented yearly. Dale replied more sewer extension projects are requested when there is more rain and more water extension are requested when there is less rain. This year, three have been presented. Approximately five to six requests are received each year.

Patricia Kurpiel made a motion to hold a public hearing in July to evaluate the Sanford Drive Sewer Extension Project. Bob Hunt seconded the motion and the motion passed with a 7-0 vote.

7. Buildout Analysis – Comprehensive Plan – Bob Hunt presented a PowerPoint presentation on Comprehensive Planning-A New Approach by Jim McNath. Bob explained that the purpose of the plan was to offer a new approach designed for economical and ecological planning for the County.

Bob Hunt suggested that an electronical file be sent to each commission member to review and be discussed at a later date.

8. Reservoir Protection Overlay – Bob Bos reported that the County has a Terminal Reservoir Protection Ordinance and staff is proposing that the ordinance be enhanced. Patricia Kurpiel explained that the reservoir protection overlay would not control growth but it would impact the zoning codes. Patricia suggested that commission members review the ordinance and focus on the terms of the ordinances and express their concerns and/or questions about the ordinances. Patricia also distributed a letter from Mr. Ed Sharpe providing a narrative description of infractions at Abel Lake.

Bob Hunt commented that he has concerns about the following items in the ordinance under Section 17.28: #9, #10, #18 and under Section 17.29: #6.

Patricia Kurpiel requested that comments or questions be sent to her and could be discussed at the next meeting.

9. Financial Snapshot – Nancy Collins demonstrated a new spreadsheet which is being developed to provide a one page “snapshot” of the Utilities Financial position over a twenty-two year period. She asked for feedback from Commission members.

Bob Bos commented that the goal of the Utilities Financial Snapshot was to take a 20-year financial plan and reduce it to a one-page summary that is simple to understand and that is also interactive.

Richard Carroll inquired as to the timeframe of the Utilities fiscal year. Nancy replied from July 1st to June 30th.

Juan Chaves commented that an explanation of some of the terminology would be helpful.

10. Public Utilities Administrator's Report – Bob Bos reported the following items:

- The Board referred pump and haul policy and rates back to the commission.
- Review of some of the tables in the Water and Sewer Master Plan are needed.
- Dale reported that the survey of Mr. Root's property has been completed and the plat and design will be redone and an easement may possibly be granted.

11. Commission Members' Comments – No comments.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Patricia Kurpiel
Recording Secretary